



CITY OF BEAVERTON

ADDENDUM #2

Western Avenue Employment Area Master Plan Solicitation #: 3070-16

DATE: February 24, 2016
TO: All Interested Persons
FROM: Terry L. Muralt, CPPB, Purchasing Agent

The following additions, deletions, corrections and/or clarifications are made to the solicitation documents for this project. Any changes made by this Addendum replace only the portion of the words or paragraphs specifically mentioned herein and the balance of the solicitation document remains the same and in full force. It is the responsibility of the bidders to conform to this Addendum. **All Bidders shall acknowledge receipt of this Addendum on Section 6: Signature Page.** All questions regarding this addendum should be directed to Terry Muralt, Purchasing Agent.

TRANSPORTATION ANALYSIS

The City of Beaverton would like to clarify the level and type of transportation analysis expected of proposals for the Western Avenue Employment Area Master Plan. The desired approach should not focus on existing traffic counts or level of service. The city is largely aware of existing conditions on Highway 217 and other major routes that are connected to the plan area. Future volume projections and associated improvements are identified in city, county, and state transportation plans and financially constrained project lists.

Proposals should consider the high level relationships between land use and transportation, with specific emphasis on freight movement. The consultant should identify the major considerations and strategies that will be needed to successfully implement the plan. Evaluation of street classifications, general truck freight commute patterns (major routes and direction), roadway design for all modes, and intersection level geometric analysis will help the city identify future improvement projects and plan for the unique mix of freight, bicycle, pedestrian, transit and vehicular traffic in the plan area.

PRE-PROPOSAL MEETING Q & A

On February 19, 2016, the City of Beaverton held a pre-proposal meeting on the Western Avenue Employment Area Master Plan. This meeting provided consultants with an opportunity to learn more about the project and ask questions about the Request for Proposals (RFP) that is due on March 4, 2016. The following pages summarize the questions and answers from the pre-proposal meeting.

1. Who would likely be the lead on a consultant team?

The consultant specializing in market analysis and economic development would likely be the lead consultant on the project. The scope of work will require environmental and transportation analyses, strategic planning, and public involvement.

2. What is the consultant's role in public involvement?

The consultant will guide the organization of public involvement events and strategic messaging. The City will develop marketing materials and handle logistics (scheduling, set-up, etc.). City facilitation services are available.

3. What is the city's expectation for floodplain analysis?

Evaluate existing conditions and regulations. Raise awareness and understanding with property owners (what can and can't be done within the floodplain).

4. Does the Civic Plan identify a vision for the area?

The Civic Plan identifies the need for small area planning. The city needs to ground truth its assumptions and expectations for the area. The future vision and identity also needs to come from property and business owners within the plan area.

5. Does the plan area have an active business association?

No, but this is a desired outcome of the process.

6. Are there opportunities for mixed use development?

Yes. The adjacent commercial properties are included in the plan area due to their visibility, gateway location, and potential to provide amenities to nearby employers and employees.

7. Would redevelopment emphasize amenities and the public realm?

Yes. Amenities can be a driving force in attracting employers and the younger workforce. Urban renewal funds (TIF) may be available for improvement projects that enhance the public realm.

8. Does the city foresee zone changes as an outcome of this planning process?

The project should consider zone changes or modifications to allowed uses within existing zones to implement the plan. There may be opportunities for mixed use zoning in limited locations. However, it is not the city's intention to reduce the amount of industrial employment land within the plan area.

9. What type of data/fields are included in the city's business inventory?

The city is currently inventorying existing buildings and businesses within the project area. This study is largely an update of the [2012 Beaverton Enterprise Zone 2 Industrial Analysis](#). Site photos and a qualitative assessment of building conditions will be included in the inventory.

10. How many property owners are there in the plan area?

There are approximately 70 property owners in the plan area, including the owners of commercially zoned properties.

11. Will the city hold interviews as part of the RFP review process?

The city does not plan to hold interviews with consultant teams after the March 4 deadline. However, calls may be necessary to provide clarification before scoring proposals.

12. The city recently sent a letter about the project. Who received this letter?

In an effort to introduce the project and recruit members for the project steering committee, the city mailed a letter to property owners and business owners within the plan area.
